



ಕರ್ನಾಟಕ ರಾಜ್ಯಪತ್ರ

ಅಧಿಕೃತವಾಗಿ ಪ್ರಕಟಿಸಲಾದುದು
ವಿಶೇಷ ರಾಜ್ಯ ಪತ್ರಿಕೆ

ಭಾಗ - ೪ಎ Part - IVA	ಬೆಂಗಳೂರು, ಗುರುವಾರ, ೧೭, ಜೂನ್, ೨೦೨೧ (ಜ್ಯೇಷ್ಠ, ೨೭, ಶಕವರ್ಷ, ೧೯೪೩) BENGALURU, THURSDAY, 17, JUNE, 2021 (JYAISTHA, 27, SHAKAVARSHA, 1943)	ನಂ. ೬೦೬ No. 606
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Government of Karnataka

No. UDD 9 TTP 2020(E)

Karnataka Government Secretariat
Vikasa Soudha,
Bangalore, Date:16.06.2021

NOTIFICATION

Wheres the draft of the Karnataka Planning Authority (Amendment) Rules, 2020 was published as required by the sub-section (1) of the section 74 read with section 18-B of the Karnataka Town and Country Planning Act, 1961 (Karnataka Act 11 of 1963), vide notification No UDD 9 TTP 2020(E) in Part-IVA of the karnataka Gazette dated 17.11.2020 inviting objections and suggestions from all persons likely to be affected within thirty days from the date of its publication in the Official Gazette.

And Whereas, the said gazette was made available to the public on 17.11.2020.

And whereas, the objections and suggestions received in this regard have been considered by the State Government.

Now therefore in exercise of the powers conferred under section 74 read with section 18-B of the Karnataka Town and Country Planning Act, 1961(Karntaka Act 11 of 1963), the Government of Karnataka hereby makes the following rules, namely:-

RULES

1. **Title and commencement.** - (1) These rules may be called theKarnataka Planning Authority (Amendment) Rules, 2021.

(2) They shall come into force from the date of their publication in the Official Gazette.

2. **Insertion of rule 37-E.** In the Karnataka Planning Authority Rules, 1965, after rule 37-D, the following shall be inserted, namely:-

"37-E Charges to be levied in case of permission for utilizing Premium FAR. - (1) Wherever impact zones have been identified for grant of premium Floor area ratio (hereinafter referred to as FAR) and in any other areas specified for this purpose in the Zonal Regulations of the approved Master plans in force. The Premium F.A.R over and above the ordinarily permissible F.A.R not exceeding 0.6 times of the permissible F.A.R may be allowed in the building site, abutting minimum road width of 9m and above, on levying Premium FAR charges as prescribed below, namely:-

Premium FAR charges:-

- (i) The guidance value of the developed site shall be taken as the base value;
- (ii) Premium FAR charges shall not be less than 50% of the guidance value of the additional (notional) sital area.

Illustration

Particulars	
Area of the building Site	1000 sq.m
Allowable F.A.R	2.5
Allowable total Built Up Area	$1000 \times 2.5 = 2500 \text{ sq.m}$
Additional F.A.R permitted as Premium F.A.R	1.0
<i>(for illustration only)</i>	
Additional Built Up Area	$1000 \times 1 = 1000 \text{ sq.m}$
Guidance Value of the building site	Rs. 50,000/ sq.m
Additional (notional) sital area to be considered for calculating premium F.A.R	$1000/2.5 = 400 \text{ sq.m}$
Calculation of Premium F.A.R charges	
Guidance Value of additional (notional) sital area	$400 \times 50,000$ = Rs. 2,00,00,000/-
Premium F.A.R charges at 50% of value of additional (notional) sital area	$= 1/2 \times 2,00,00,000$ = Rs. 1,00,00,000/-
Premium F.A.R charges per sq.m	1,00,00,000/1000 = Rs.10,000/-
Total premium FAR charges to be collected for additional F.A.R permitted	1,000 Sq.m x 10,000 = Rs.1,00,00,000/-

Note: For the purpose of these rules, the term “Additional (Notional) sital area” means the additional sital area that would be required for the building derived from the premium FAR permitted as an additional FAR above the permissible FAR.

(iii) The Premium FAR charges collected shall be deposited in a separate Head of Account of the Planning Authority or Local Authority which issues building plan.

(iv) The Premium charges so collected shall be utilised as below:

(a) 50% of the charges collected shall be utilised for the purpose of acquiring land and shifting of utilities related to the purpose for which F.A.R is issued.

(b) 50% of the charges collected by the Authority shall be utilised for developing infrastructure related to the purpose for which F.A.R is issued.

In case the agency developing infrastructure is separate from the authority which is collecting the premium F.A.R charges, then the authority shall transfer this amount to the concerned agency which is developing the infrastructure and responsible for the activity for which F.A.R is issued. i.e., in case of sub-urban rail to the special purpose vehicle (SPV) formed for that purpose, in case of Metro to the company/ SPV which is implementing the project etc.

By Order and in the name of the
Governor of Karnataka,

(Latha.K)

Under Secretary to Government,
(Development Authorities & NaYoSe)
Urban Development Department.